



Howard County Department Of Planning And Zoning

3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Valdis Lazdins, Director

www.howardcountymd.gov

FAX 410-313-3467

TDD 410-313-2323

August 31, 2016

Celebration Church
c/o Pastor Robbie Davis
6080 Foreland Garth
Columbia MD 21045

RE: WP-17-012 Celebration Church Parking Lot (SDP-15-021)

Dear Pastor Davis:

The Director of the Department of Planning and Zoning considered your request for an alternative compliance petition of the Howard County Subdivision and Land Development Regulations.

As of the date of this letter, the Planning Director **approved** your request to an alternative compliance petition to the following two sections of the Subdivision and Land Development Regulations:

Section 16.156(l) of the Amended Fifth Edition - Within 180 days of receiving approval of the site development plan the developer shall pay all required fees to the County and post all monies and/or file appropriate surety covering the developer's financial obligations for the required improvements.

Section 16.156(m) of the Amended Fifth Edition - Within 180 days of approval of the site development plan, the developer shall submit the original mylar plans corrected to meet the requirements of the various State and County agencies and the Planning Board (if required by the Zoning Regulations).

Approval is subject to the following two (2) conditions:

- 1) Within **one year** from the date of this approval, (on or before **August 31, 2017**) the developer/owner shall satisfy the DPW Developer's Agreement process and submit the SDP originals for SDP-15-021.
- 2) Indicate this alternative compliance file number (WP-17-012), section of the regulations, request, action, conditions of approval and approval date as a general note on sheet 1 of SDP-15-021 on SDP originals.

Justification for Recommendation of ApprovalHardship:

The purpose of this alternative compliance petition is to extend the 180 day APFO deadline date to complete the DPW Developer's Agreement process and to submit the SDP originals so that the petitioner can further evaluate options available for the church. The petitioner had a deadline date of August 8, 2016 (per WP-15-162) to satisfy the Developer's Agreements and to submit the SDP originals, but has since indicated that an assessment and planning of the Church's future needs is still on-going and, therefore, any action to commence the development of the parking lot has been delayed.

Not detrimental to public interest:

By granting this alternative compliance, it will not have any detrimental impacts to the public interests, will not alter the essential character of the area and will not impair the use or development of the surrounding properties, because the site has received Planning Board and review agency approval for a parking lot project.


Not nullify the intent or purpose of the regulations:

Based upon all of the above justifications, approval of this alternative compliance petition will not nullify the intent of the Regulations which requires the developer, within 180 days of receiving SDP approval, to satisfy the Developer's Agreements and to submit the SDP originals. No site plan changes have been proposed and the plan remains in compliance with all regulations. The petitioner understands that the approved SDP must remain compliant with all County and State laws and the stipulations placed by BGE (owner of the parcel).

* Indicate this alternative compliance file number, request, section of the regulations, action, conditions of approval, and date of approval/denial on all forthcoming plans. **This requested alternative compliance will remain valid for one year from the date of this letter.**

If you have any questions, please contact Derrick Jones at (410) 313-2350.

Sincerely,


Kent Sheubrooks, Chief
Division of Land Development

KS/dj
cc: Research
DED
FSH Associates
BGE – Greg Kappler